059.0	0003	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	626,500 /	626,500
USE VALUE:	626,500 /	626,500
ASSESSED:	626,500 /	626,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MONTESI GREGG EDWARD--ETAL
Owner 2:	MONTESI ISABELLE M
Owner 3:	
Street 1:	102 BOW STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,400 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1850, having primarily Asbestos Exterior and 1404 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6400.000	194,200	3,900	428,400	626,500
Total Card	0.147	194,200	3,900	428,400	626,500
Total Parcel	0.147	194,200	3,900	428,400	626,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.23 | /Parcel: 446.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	39274
GIS Ref	
GIS Ref	
Insp Date	08/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 059.0-0003-0006.0

!5198!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	194,500	3900	6,400.	428,400	626,800	626,800	Year End Roll	12/18/2019
2019	101	FV	176,200	3900	6,400.	422,300	602,400	602,400	Year End Roll	1/3/2019
2018	101	FV	176,200	3900	6,400.	324,400	504,500	504,500	Year End Roll	12/20/2017
2017	101	FV	176,200	3900	6,400.	306,000	486,100	486,100	Year End Roll	1/3/2017
2016	101	FV	176,200	3900	6,400.	281,500	461,600	461,600	Year End	1/4/2016
2015	101	FV	166,300	3900	6,400.	263,200	433,400	433,400	Year End Roll	12/11/2014
2014	101	FV	166,300	3900	6,400.	242,400	412,600	412,600	Year End Roll	12/16/2013
2013	101	FV	166,300	3900	6,400.	242,400	412,600	412,600		12/13/2012

PRINT

Date	Time
12/10/20	20:07:15

LAST REV

Date	Time
09/25/18	09:27:36
apro	

USER DEFINED

Prior Id # 1:	39274
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5198

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20525-306		5/1/1990		155,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2018	MEAS&NOTICE	BS	Barbara S
2/27/2009	Meas/Inspect	372	PATRIOT
1/8/2000	Meas/Inspect	277	PATRIOT
1/8/2000	Measured	277	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6400		Sq. Ft.	Site		0	70.	0.96	6									428,400						428,400	

Total AC/HA:	0.14692	Total SF/SM:	6400	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	428,400	Spl Credit		Total:	428,400

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	5 - Asbestos
Sec Wall:	11 - Asphalt 20 %
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	RED
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.93842620
Adj $ / SQ:	164.694
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	281411
Depreciation:	87238
Depreciated Total:	194174

COMMENTS

646-7724.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

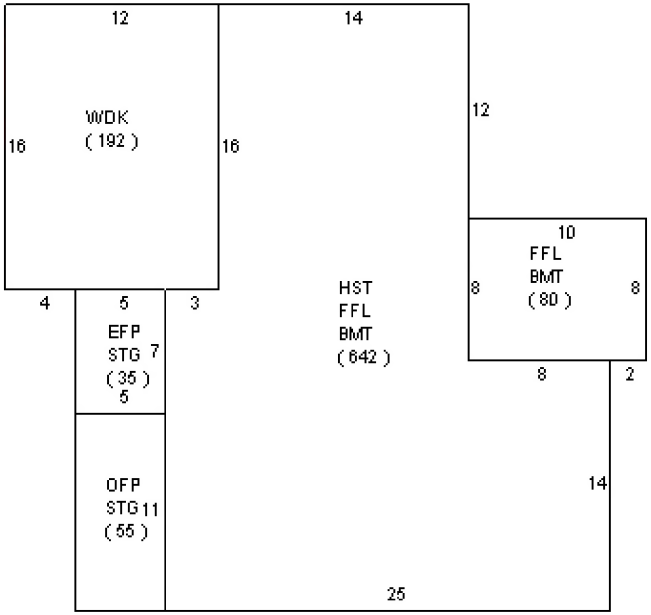
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	164.69
Special Features:	0	Val/Su Net:	90.88
Final Total:	194200	Val/Su SzAd	186.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	722	65.470	47,266
FFL	First Floor	722	164.690	118,909
HST	Half Story	321	164.690	52,867
WDK	Deck	192	10.520	2,019
STG	Storage	90	7.720	694
OFP	Open Porch	55	41.290	2,271
EFP	Enclos Porch	35	68.130	2,385

Net Sketched Area:	2,137			Total:	226,411
Size Ad	1043	Gross Are	2458	FinArea	1404

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

MOBILE HOME

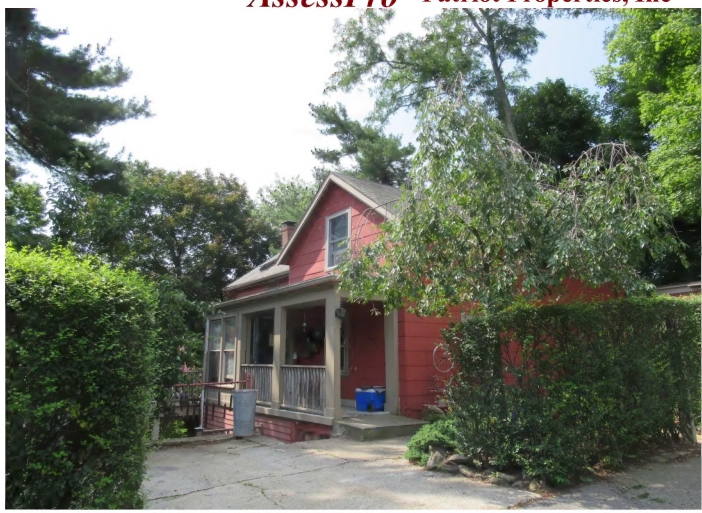
Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 059.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X12	A	AV	1910	24.47	T	40	101			3,900			3,900

More: N	Total Yard Items:	3,900	Total Special Featues:		Total: 3,900

IMAGE

AssessPro Patriot Properties, Inc